

Zoning Board of Appeals

March 5, 2015

3-A-15

Zoning Board of Appeals held a public hearing to continue discussion of the proposed county zoning amendments. Meeting was held in the Logan County Safety Complex, 911 Pekin Street, Lincoln, IL 62656.

Doug Thompson called the meeting to order and asked for a roll call.

Doug Thompson - present; Rick Sheley - absent; Brett Farmer - present; Judi Graff - present

Approved the previous meetings' minutes.

Unfinished Business:

Amendment requests discussed in the previous meeting was brought forth. Logan County Planning Commission recommended approval at their meeting. Mr. Thompson asks for those speaking for or against the proposed changes to swear in.

Mr. Muck didn't see why this was necessary. There needs to be legislative policy behind ordinance.

Mr. D'Andrea said there is a state ordinance and the county board can apply what they see necessary.

Judi Graff moved to send a favorable recommendation of proposed amendment changes.

Brett Farmer seconded.

Doug Thompson - yea, Judi Graff - yea, Brett Farmer - Yea
motion passes

New Business:

Item 3-A-15 Logan County - Ordinance Amendments - amend Section 3.73 (M-3 Extraction District) to make changes to permitted uses, conditional uses, special regulations and adding an effective date provision and Section 3.41-2 (Agricultural District - Permitted Uses) to add borrow pits as permitted uses.

Mr. Thompson swore in those who wished to comment.

Mr. Thompson asks for those in favor of the changes to speak.

Don Ludwig stated this give the plan more flexibility in the process.

Steve Schreiner having conditional uses would have been helpful in past issues brought before the boards.

Mr. Thompson asks for those wanting to speak against.

Mr. Muck would like the Logan County Board to explain why the changes are needed.

Someone needs to investigate standards. He asks if all other materials mined or extracted are they under permitted uses. The grandfather clause language needed to be cleaned up. He would like to have a pre/post amendment map of the county available. Mr. Muck wanted conditions to be listed and fashioned to this county. Standards should be fixed so they are flexible enough to prevent litigation.

Mrs. Muck wanted to know what conditions are the county board wanting. More time and investigations are needed.

Mr. D'Andrea stated that each case has special issues that need to be looked at individually.

Board comments:

Mr. Farmer would like explanation from county board on why the changes are needed. Mr. D'Andrea said that right now under permitted use only yes or no vote makes the decision. If there had been conditional uses available to previous issues they could have been acted on.

Mr. Thompson said the industry is highly regulated with local issues brought up and addressed at zoning board meetings. He thought a map would be a good idea.

Judi Graff made a motion to send a favorable recommendation of the proposed changes to the ordinance Sections 3.73 and 3.41-2 to the county board. Doug Thompson seconded the motion. Judi Graff - yea; Doug Thompson - yea; Brett Farmer - no. Motion did not pass.

Meeting was adjourned

Respectfully submitted


Judi Graff, secretary ZBA


Chairman